



**Town of Arlington  
Redevelopment Board  
730 Massachusetts Avenue  
Arlington, MA 02476**

**Legal Notice  
Public Hearing  
Zoning Bylaw Amendments**

In accordance with the provisions of the Town of Arlington, Massachusetts Zoning Bylaw and Massachusetts General Laws Chapter 40A, a public hearing will be held by the Arlington Redevelopment Board (ARB) on **Monday, September 11, 2023, and Monday, October 2, 2023**. The ARB will hear public comments on proposed amendment to the Zoning Bylaw. After receiving public comments, the ARB will deliberate and make recommendations on the proposed amendment on **Monday October 2, 2023**, for Annual Town Meeting, which will begin on **Tuesday October 17, 2023**.

The following article proposes changes to the Zoning Bylaw and is the subject of the public hearing scheduled for **Monday, September 11, 2023, beginning at 7:30 PM**, in the Arlington Community Center, Main Hall, 27 Maple Street, Arlington, Massachusetts:

**ARTICLE A (tentatively scheduled, subject to change)**

**ZONING BYLAW AMENDMENT / MBTA COMMUNITIES OVERLAY DISTRICT**

To see if the Town will vote to amend the Zoning Bylaw to approve an MBTA COMMUNITIES OVERLAY DISTRICT of reasonable size where multi-family housing may be constructed as of right per the terms of MGL Chapter 40A Section 3A.

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The ARB will deliberate and may vote on the proposed amendment on **Monday, October 2, 2023, beginning at 7:30 PM**, in the Arlington Community Center, Main Hall, 27 Maple Street, Arlington, Massachusetts.

The draft language of the proposed amendment to the Zoning Bylaw is available on Thursday, August 31, 2023 and may be viewed at the front counter of the Department of Planning and Community Development at 730 Massachusetts Avenue, at the main desk of the Robbins Library at 700 Massachusetts Avenue, or viewed and downloaded from the Redevelopment Board webpage of the Town's website at [www.arlingtonma.gov/arb](http://www.arlingtonma.gov/arb).

**Rachel Zsembery, Chair  
Arlington Redevelopment Board**

AA 8/24/23, 8/31/23



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Public Hearing  
Zoning Bylaw Amendments**

In accordance with the provisions of the Town of Arlington, Massachusetts Zoning Bylaw and Massachusetts General Laws Chapter 40A, a public hearing will be held by the Arlington Redevelopment Board (ARB) on **Monday, September 18, 2023, and Monday, October 2, 2023**. The ARB will hear public comments on proposed amendments to the Zoning Bylaw. After receiving public comments, the ARB will deliberate and make recommendations on the proposed amendments on **Monday October 2, 2023**, for Annual Town Meeting, which will begin on **Tuesday October 17, 2023**.

The following articles propose changes to the Zoning Bylaw and are the subject the public hearing scheduled for **Monday, September 18, 2023, beginning at 7:30 PM**, in the Arlington Community Center, Main Hall, 27 Maple Street, Arlington, Massachusetts:

**ARTICLE B (tentatively scheduled, subject to change)**

**ZONING BYLAW AMENDMENT/ OPEN SPACE IN BUSINESS DISTRICTS**

To see if the Town will vote to amend the Zoning Bylaw to update Section 2 DEFINITIONS, Section 5.3.21 SUPPLEMENTAL REQUIREMENTS IN THE BUSINESS AND INDUSTRIAL DISTRICTS, Section 5.3.22 GROSS FLOOR AREA, and Section 5.5.2 DIMENSIONAL AND DENSITY REQUIREMENTS to modify the requirements for landscaped and usable open space in the Business Zoning Districts; or take any action related thereto.

**ARTICLE C (tentatively scheduled, subject to change)**

**ZONING BYLAW AMENDMENT/ REAR YARD SETBACKS IN BUSINESS DISTRICTS**

To see if the Town will vote to amend the Zoning Bylaw to update Section 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to reduce the rear yard setback or to allow for a variable rear yard setback and establish the criteria for such requirements for any use in the Business Districts; or take any action related thereto.

**ARTICLE D (tentatively scheduled, subject to change)**

**ZONING BYLAW AMENDMENT/ STEP BACK REQUIREMENTS IN BUSINESS DISTRICTS**

To see if the Town will vote to amend the Zoning Bylaw to update Section 2 DEFINITIONS and Section 5 DISTRICT REGULATIONS to clarify and adjust the upper-story building step back to begin at a higher story, specify the applicable façades of a building for which the step back is required, and allow for an exemption for smaller parcels for buildings subject to Environmental Design Review with certain exceptions; or take any action related thereto.

**ARTICLE E (tentatively scheduled, subject to change)**

**ZONING BYLAW AMENDMENT/REDUCED HEIGHT BUFFER AREA**

To see if the Town will vote to amend Section 5.3.19 REDUCED HEIGHT BUFFER AREA and Section 5.5.2 DIMENSIONAL AND DENSITY REQUIREMENTS to eliminate or alternatively reduce the height buffer area and to identify the specific requirements to allow application of the higher height limit; or take any action related thereto.

**ARTICLE F (tentatively scheduled, subject to change)**

**ZONING BYLAW AMENDMENT/CORNER LOT REQUIREMENTS**

To see if the Town will vote to amend Section 5.3.8 CORNER LOTS AND THROUGH LOTS to amend the requirement for corner lots in all Business Districts which requires the minimum street yard to be equal to the required front yard depth; or take any action related thereto.

**ARTICLE G (tentatively scheduled, subject to change)**

**ZONING BYLAW AMENDMENT/ HEIGHT AND STORY MINIMUMS IN BUSINESS DISTRICTS**

To see if the Town will vote to amend Section 5.5.2 DIMENSIONAL AND DENSITY REGULATIONS to add a requirement for a minimum height and number of stories in all Business Districts with exceptions; or take any action related thereto.

**ARTICLE H (tentatively scheduled, subject to change)**

**ZONING BYLAW AMENDMENT/ PUBLIC SHADE TREES IN RESIDENTIAL ZONES**

To see if the Town will vote to amend section 6.3 PUBLIC SHADE TREES to include residential districts with exceptions, or take any action related thereto.

**ARTICLE I (tentatively scheduled, subject to change)**

**ZONING BYLAW AMENDMENT/ SINGLE FAMILY & DUPLEX/2 FAMILY IN BUSINESS DISTRICTS**

To see if the Town will vote to amend section 5.5 BUSINESS DISTRICTS to remove single family and duplex 2-family as an allowable use, or take any action related thereto.

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The ARB will deliberate and may vote on the proposed amendments on **Monday, October 2, 2023, beginning at 7:30 PM**, in the Arlington Community Center, Main Hall, 27 Maple Street, Arlington, Massachusetts.

The draft language of the proposed amendments to the Zoning Bylaw is available on Thursday, August 31, 2023 and may be viewed at the front counter of the Department of Planning and Community Development at 730 Massachusetts Avenue, at the main desk of the Robbins Library at 700 Massachusetts Avenue, or viewed and downloaded from the Redevelopment Board webpage of the Town's website at [www.arlingtonma.gov/arb](http://www.arlingtonma.gov/arb).

**Rachel Zsembery, Chair**  
**Arlington Redevelopment Board**

AA 8/31/23, 9/7/23



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In accordance with the provisions of the Town of Arlington, Massachusetts Zoning Bylaw and Massachusetts General Laws Chapter 40A, a public hearing will be held by the Arlington Redevelopment Board (ARB) on **Monday, October 16, 2023**. The ARB will hear public comments on a proposed amendment to the Zoning Bylaw. After receiving public comments, the ARB will deliberate and make recommendations on the proposed amendment, for Annual Town Meeting, which will begin on **Tuesday October 17, 2023**.

The following articles propose changes to the Zoning Bylaw and are the subject the public hearing scheduled for **Monday, October 16, 2023, beginning at 7:30 PM**, in the Arlington Community Center, Main Hall, 27 Maple Street, Arlington, Massachusetts:

**ARTICLE K ZONING BYLAW AMENDMENT/MBTA COMMUNITIES ACT NEIGHBORHOOD DISTRICTS**

To see if the Town will vote to amend its Zoning Bylaw to create at least two overlay districts in compliance with the MBTA Communities Act, including Neighborhood Multi-family districts where use is limited to residential only.

Neighborhood Districts shall be comprised of parcels not fronting Massachusetts Avenue and wholly or partially within a distance of 250' from the midline of Massachusetts Avenue. Parcels included in the Neighborhood Multi-family overlay districts shall not exceed 3 stories or a maximum 35' height and shall have a minimum 15' front yard setback, or take any action thereto.

The draft language of the proposed amendments to the Zoning Bylaw is available on Thursday, September 21, 2023, and may be viewed at the front counter of the Department of Planning and Community Development at 730 Massachusetts Avenue, at the main desk of the Robbins Library at 700 Massachusetts Avenue, or viewed and downloaded from the Redevelopment Board webpage of the Town's website at [www.arlingtonma.gov/arb](http://www.arlingtonma.gov/arb).

**Rachel Zsembery, Chair  
Arlington Redevelopment Board**

9/28/2023, 10/5/2023